152.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	882,000 / 882,000
					USE VALUE:	882,000 / 882,000
					ASSESSED:	882,000 / 882,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPRINGER CAROLE G	
Owner 2:		
Owner 3:		
Street 1:	29 HAWTHORNE AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,065 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Shingle Exterior and 2824 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6065.000	400,400		481,600	882,000
Total Card	0.139	400,400		481,600	882,000
Total Parcel	0.139	400,400		481,600	882,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.32 | /Parcel: 312.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 100937

GIS Ref

GIS Ref

Insp Date 01/15/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0007-0008.0

!11932!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	400,500	0	6,065.	481,600	882,100	882,100	Year End Roll	12/18/2019
2019	101	FV	325,800	0	6,065.	451,500	777,300	777,300	Year End Roll	1/3/2019
2018	101	FV	325,800	0	6,065.	373,200	699,000	699,000	Year End Roll	12/20/2017
2017	101	FV	325,800	0	6,065.	343,100	668,900	668,900	Year End Roll	1/3/2017
2016	101	FV	325,800	0	6,065.	313,000	638,800	638,800	Year End	1/4/2016
2015	101	FV	278,800	0	6,065.	307,000	585,800	585,800	Year End Roll	12/11/2014
2014	101	FV	278,800	0	6,065.	285,300	564,100	564,100	Year End Roll	12/16/2013
2013	101	FV	278,800	0	6,065.	271,500	550,300	550,300		12/13/2012

PRINT

Date	Time
12/11/20	02:03:34

LAST REV

Date	Time
02/27/20	08:39:04
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11932

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21085-248		4/1/1991		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	100937
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1671	New Wind	32,000	C				
1/20/2015	78	Manual	12,900					Finish storage are
5/29/2012	653	Siding	14,600					VINYL & REROOF FRO
4/24/2003	310	Wood Dec	7,800					
6/29/2001	471	Addition	90,000	C				2 STORY ADDITION
6/29/2001	470	Foundati	12,000	O				FOUNDATION FOR ADD

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2015	Permit Insp	PC	PHIL C
1/15/2009	Measured	372	PATRIOT
5/16/2002	Permit Visit	PM	Peter M
11/3/2000	Hearing N/C	201	PATRIOT
4/17/2000	Inspected	263	PATRIOT
11/19/1999	Measured	270	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6065		Sq. Ft.	Site		0	80.	0.99	9									481,561						481,600	

Total AC/HA: 0.13923 | Total SF/SM: 6065 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 481,561 | Spl Credit | Total: 481,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10971975
Const Adj.:	0.98990101
Adj $ / SQ:	137.314
Other Features:	113250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491932
Depreciation:	91499
Depreciated Total:	400432

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 9 | BRs: 3 | Baths: 2 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

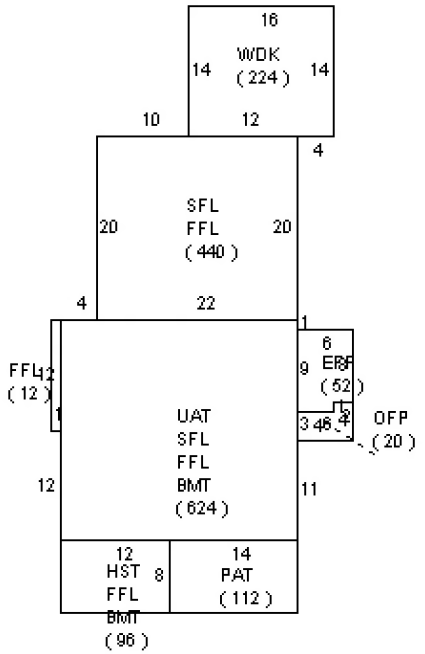
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	137.31
Special Features:	0	Val/Su Net:	118.18
Final Total:	400400	Val/Su SzAd	175.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,172	137.310	160,932
SFL	Second Floor	1,064	137.310	146,102
BMT	Basement	540	90.630	48,939
WDK	Deck	224	10.360	2,320
UAT	Upper Attic	156	54.930	8,568
PAT	Patio	112	5.540	621
EFP	Enclos Porch	52	71.870	3,737
HST	Half Story	48	137.310	6,591
	Net Sketched Area:	3,388	Total:	378,681
Size Ad	2284	Gross Are	4084	FinArea 2824

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 152.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: